

CITY OF VANCOUVER

SPECIAL COUNCIL - FEBRUARY 26, 1976

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 26, 1976, in the Auditorium, Templeton Secondary School, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips (for Item 2)
Aldermen Bird, Bowers, Boyce, Cowie,
Harcourt, Kennedy, Marzari,
Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: Mrs M. Kinsella.

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,

THAT the Council resolve itself into Committee of the Whole, Deputy Mayor Cowie in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Area generally bounded by Semlin Drive, Wall Street, Nanaimo Street and the lane North of Hastings Street, excluding that area bounded by Nanaimo Street, Franklin Street, Templeton Street and Pandora Street.

An application has been submitted by the Director of Planning to re-zone the area generally bounded by Semlin Drive, Wall Street, Nanaimo Street and the lane North of Hastings Street, excluding that area bounded by Nanaimo Street, Franklin Street, Templeton Street and Pandora Street, from (RM-3) Multiple Dwelling District to (RM-3A) Multiple Dwelling District.

The Director of Planning and the Vancouver City Planning Commission approved the application.

The Director of Planning reviewed the application for the information of Council Members.

The following delegations spoke to this item.

Mr. Kalmyk spoke in favour of high-rise development in the area and, therefore, he supported the application.

The following spoke against the proposed application:

Mr. Taylor, Mr. Barber.

Mr. D. Laalo, on behalf of the Grandview Tenants' Association, while in favour of the rezoning application, felt that steps should be taken to ensure provision of rental accommodation in the area. He also indicated there is a need for additional recreational amenities for the residents of the area.

MOVED by Ald. Rankin

THAT the re-zoning application be approved.

- CARRIED UNANIMOUSLY

At this point in the proceedings, Mayor Phillips arrived and assumed the Chair.

2. Easterly 3 acres of North 8.5 acres of Lot A, Section 45, T.H.S.L. Southwest Corner of Grandview Highway and Slocan Street.

An application has been received from Dr. G. Visentin, on behalf of the Italian Folk Society of British Columbia, to re-zone the Southwest Corner of Grandview Highway and Slocan Street, Easterly 3 acres of North 8.5 acres of Lot A, Section 45, T.H.S.L., from (RS-1) One-Family Dwelling District to a (CD-1) Comprehensive Development District. The CD-1 By-Law would restrict the form of development as follows:

1. Uses: Cultural and Recreational Centre consisting of a hall, library, classrooms, nursery, trattoria, kitchen, health club, dressing rooms, caretaker apartment and customarily ancillary uses.
Bocce lanes
Off-street parking and loading.
2. Floor Space Ratio: The floor space ratio shall not exceed a gross floor space ratio of 0.30.
3. Height: The height of the building shall not exceed one-storey plus cellar nor 35 feet measured from the average building grade of Slocan Street as determined by the City Building Inspector.
4. Off-Street Parking: 129 off-street parking spaces shall be provided.
5. Off-Street Loading: Shall be provided in accordance with Section 13 of the Zoning and Development By-Law.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Director of Planning briefly reviewed the application for the information of Council.

Dr. G. Visentin, representing the applicant, explained that the proposed Community Centre represents the effort of the entire Italian community, and is supported by the Italian Consul in Vancouver.

Mr. Legge submitted a petition signed by 643 residents of the area adjacent to the proposed Community Centre, opposing the re-zoning application. Mr. Legge stated that the Centre could generate considerable additional traffic in the area and could also result in disturbance of the peace of the neighbourhood. He also stated that the Centre was located away from the centre of the Italian community in the City.

Easterly 3 acres of North 8.5 acres
of Lot A, Section 45, T.H.S.L.,
Southwest Corner of Grandview Highway
and Slocan Street. (Cont'd)

The following addressed Council in favour of the development
and requested Council approve the re-zoning application.

- Mr. Camino,
- Mr. Tom Bresciani,
- Mr. Spartano,
- Mr. Colombo,
- Mr. Gary Lauk, M.L.A. Vancouver Centre
- Mr. Gerino,
- Mr. P. Borden,
- Mr. S. Albanese,
- Mr. Rutlick,
- Mr. Howie Slocan,
- Mr. R. Vullagio.

The following residents of the area spoke against the proposal;
they consider that the community is already well-served with
recreational facilities as there are now two Community Centres in
the area and, therefore, a third is not needed. They also
expressed concern over the possible traffic problems which would
arise from this development and the possible disturbance of the
neighbourhood in the evening hours.

- Mr. D. Hamilton,
- Mr. N. McPherson,
- Mrs. Arlen,
- Mr. L. Sander,

MOVED by Ald. Volrich
THAT the re-zoning application be approved, subject to the
conditions recommended by the Director of Planning.
- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT the Committee of the Whole rise and report.

MOVED by Ald. Sweeney,
SECONDED by Ald. Harcourt
THAT the report of the Committee of the Whole be adopted and
the Director of Legal Services be instructed to prepare and bring
in the necessary amendments to the Zoning and Development By-law.
- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 9.10 p.m.

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The foregoing are Minutes of the Special Council Meeting (Public
Hearing) of February 26, 1976, adopted on March 9, 1976.

A. Phillips
MAYOR

B. A. Little
CITY CLERK